

NOTICE OF MEETING
PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a **Planning Commission** meeting in the Administrative Conference Room, 175 East 200 North, St George, Utah, on Tuesday, **February 02, 2016**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

Flag Salute

1. **DISCUSSION ITEM**

Discuss potential revisions to the TND (Traditional Neighborhood District) ordinance and design manual.

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

PLANNED DEVELOPMENT – TRADITIONAL NEIGHBORHOOD ZONE

Chapter 8A

10-8A-1: PURPOSE.

The suburban development policies prevalent in the U.S. since the late 20th century are based upon a strict separation of land uses and residence types, which produces excessive motor vehicular trip generation, inefficient public transportation, disproportionate infrastructure costs, and socioeconomic segregation within our communities. The purpose of this Chapter is to restore traditional forms of neighborhood development, which are typified by a broader range of residential types, a mixture of land uses, and a greater sense of community. Traditional neighborhood development also enhances quality of life and the resilience of our community by reducing trip demand and infrastructure costs.

10-8A-2: PRINCIPLES.

A. The desired development form shall be emphasized in the Traditional Neighborhood Zone (TNZ). Strict use or density conditions shall be of secondary consideration; however, a TNZ shall have a target residential density of at least five (5) units per acre.

B. This Chapter defines two (2) different forms of traditional neighborhood development and anticipates that one or more forms may be appropriate in a particular TNZ depending upon the specific location and scale of the proposed zone change application.

1. Neighborhood Edge (NE). Neighborhood Edge is the least dense form of traditional neighborhood development consisting principally of single-family detached homes. Buildings are situated on larger lots with setbacks on all sides. The permitted building frontage includes porches and front yards. The streetscape consists of the regular, aligned planting of shade trees in a relatively wide planter strip between sidewalk and back of curb.

2. Neighborhood General (NG). Neighborhood General is a primarily residential development pattern; however, it is denser than Neighborhood Edge and may consist of both attached and detached residence types. Multi-family residential and non-residential uses are permitted but should blend into the neighborhood by occupying buildings that are of a scale and appearance compatible with single-family detached residences. Single-family homes are situated on smaller, narrower lots and have shallow setbacks. The narrowness of the lots generally requires that off-street parking be accessed from the rear by alleys. A diversity of building frontages are appropriate in NG, including porchyards, dooryards, forecourts, stoops, and shopfronts. On-street parking is encouraged, but parking lots are strictly prohibited in the frontage area. The NG streetscape consists of the regular, aligned planting of shade trees in a planter strip between sidewalk and back of curb.

C. To the extent permitted by topography, all TNZs shall incorporate traditional block design, which includes the following elements:

1. A regular grid street pattern.
2. Street cross-sections that promote pedestrian activity and social engagement.
3. Off-street parking placed at the rear of buildings and accessed by driveway, alley or lane. On-street parking is encouraged in all TNZ forms.
4. Large-scale commercial and industrial uses are incompatible with any of the TNZ forms.

10-8A-3: ADMINISTRATION.

A. Design Manual and Form-Based Code. Supplemental development standards are adopted in the document titled Traditional Neighborhood Design Manual and Form-Based Code. The Design Manual and Form-Based Code is hereby incorporated into this Chapter and shall have the same regulatory force and effect hereof.

B. General Plan. The Traditional Neighborhood Zone shall be deemed consistent with the city's general plan if located in an area designated for residential use; no general plan amendment shall be required in such circumstances.

C. Parameters.

1. A TNZ may include one or both of the two TNZ forms defined in this Chapter: Neighborhood Edge and Neighborhood General.
2. There is no minimum land area for a single-form TNZ.
3. The maximum land area for a Neighborhood Edge single-form zone is twenty (20) acres.
4. In a Neighborhood General single-form zone which is ten (10) acres or larger and does not incorporate any non-residential uses, no more than 50% of the permitted residential units shall be comprised of the row/town house building form.
5. There is no minimum Civic Space required in Neighborhood Edge.
6. In Neighborhood General with five (5) or more multifamily units, the provision of Civic Space shall be required for each multifamily unit at the minimum rate of 1,000 square feet plus 200 square feet for each multifamily unit.

D. Regulating Text. All zone change applications for a TNZ shall include, at a minimum, a site plan and written text, which together demonstrate how the proposed development will comply with this Chapter. Upon approval of the zone change application, the site plan and written text shall constitute the Regulating Text, which shall control implementation of the development. At a minimum, the Regulating Text shall include the following elements:

1. The location and overall dimensions of the proposed TNZ, including the size and location of the proposed traditional neighborhood form(s) within the proposed TNZ.
2. A conceptual block plan, including important connections to adjoining streets and adjacent properties.
3. The maximum number of residential units requested in the proposed TNZ overall and in the respective neighborhood forms thereof.
4. Proposed permitted land uses and building forms.

5. The proposed maximum square footage of non-residential uses within a given neighborhood form, land use category, and individual building.

6. The location and size of Civic Space(s) and civic building sites.

7. Proposed building architecture and streetscape design elements such as street lighting, permanent signage, and street trees.

8. A detailed description of any form-based neighborhood elements, such as road cross-sections, frontages, and setbacks, which the applicant wishes to propose as project enhancements and which would be alternatives to the base standards enumerated in the Design Manual and Form-Based Code.

9. A diagram or table depicting existing and planned land uses within the ½-mile and 1-mile pedestrian sheds of the project boundary in order to assess the complementarity of proximate land uses and the overall fit of the proposed TNZ with its surroundings.

10-8A-4: USE REGULATIONS.

The table below lists certain land use categories and specific uses therein. The NE column enumerates the uses permitted (P) or not permitted (NP) in the Neighborhood Edge form. Likewise, the NG column enumerates the uses permitted (P) or not permitted (NP) in the Neighborhood General form. As part of its written text, a zone change application pursuant to this Chapter may propose the addition or subtraction of land use categories to those set forth in this Chapter and/or the addition or subtraction of specific uses within each land use category to the uses set forth in this Chapter. The inclusion of any proposed additional land use category or additional specific permitted use must be approved by the City Council as part of the approval of the zone change request and shall thereby become part of the Regulating Text. All permitted uses shall be conducted within fully enclosed buildings except those uses customarily conducted in the outdoors, such as outdoor dining ancillary to a permitted restaurant and community leisure and recreational pursuits.

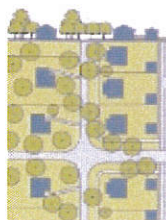
	<u>NE</u>	<u>NG</u>
Residential Uses:		
Accessory unit (casita or carriage house)	P	P
Bungalow court	N	P
Duplex (twin or stacked)	N	P
Live-Work unit	N	P
Row/Town house	N	P
Single-family house	P	P
Small mixed-use building (8,000 square foot max.)	N	P
Small multifamily building (12 units & 12,000 s.f. max.)	N	P
Zero-Lot house	N	P
Commercial Uses:		

Art gallery	N	P
Consumer convenience services	N	P
Consumer repair services	N	P
Food sales	N	P
General retail sales (convenience)	N	P
Lodging (small inn, 12 rooms max.)	N	P
Medical offices	N	P
Outdoor sports and recreation	N	P
Personal services	N	P
Pet services	N	P
Professional office	P	P
Restaurant (Drive-Through)	N	N
Restaurant (General)	N	P
Civic Uses:		
Community leisure and recreation (private)	P	P
Community leisure and recreation (public)	P	P
Cultural services	P	P
Daycare services	P	P
Educational facilities	N	P
Religious assembly	P	P
Safety services	P	P

Traditional Neighborhood Design Manual & Form-Based Code

CHAPTER 1: Overview of Traditional Neighborhood Forms

NE

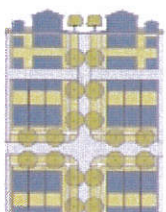


NEIGHBORHOOD EDGE - NE

Neighborhood Edge (NE) is a relatively low density residential neighborhood form. Home occupations and outbuildings are generally allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be larger than in other TNZ forms and the roads irregular to accommodate natural conditions.

General Character:	Lawns and landscaped yards surrounding detached single-family houses
Building Placement:	Relatively deep front and side setbacks
Frontage Types:	Front Yard, Porchyard
Typical Building Height:	1- to 2 ½-Story
Type of Civic Space:	Parks, Greens, Playgrounds

NG



NEIGHBORHOOD GENERAL - NG

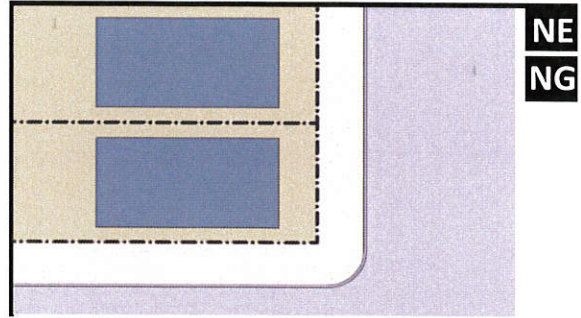
Neighborhood General (NG) is typified by a wide range of residence types, such as single-family detached homes, duplexes, row/town houses, and other small-scale multifamily building forms. Small-scale commercial uses and smaller mixed-use buildings are also compatible with the NG form.

General Character:	Diverse residence types; neighborhood-scale commercial; balance between landscape and buildings
Building Placement:	Shallow front and side setbacks; Zero-lot line
Frontage Types:	Porchyard, Dooryard, Forecourt, Stoop, Shopfront
Typical Building Height:	1- to 3-Story
Type of Civic Space:	Parks, Greens, Squares, Playgrounds

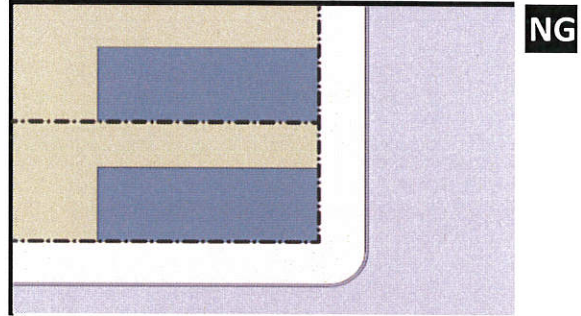
Traditional Neighborhood Design Manual & Form-Based Code

CHAPTER 3.1: Yard Dispositions.

a. Edgeyard. Conventional building disposition for single-family homes, with the building completely inside its lot with setbacks on all sides. This is the least urban disposition, as the front yard sets it back from the frontage, while the side yards weaken the spatial definition of the public space. The front yard is intended to be visually continuous with the yards of adjacent buildings; however, driveways accessing front-loaded garages are allowed on wider NE lots and where rear access is impossible (e.g. due to adjacency to arterial road). The rear yard can be secured for privacy by walls and/or a garage or similar outbuilding.



b. Sideyard or Zero- or Z-Lot. The building occupies one side of its lot with a side setback on the opposite side. If the adjacent building is similar with a blank side wall, the yard can be quite private. A sideyard house may abut a neighboring sideyard house to form a duplex/twin house. Energy costs, and sometimes noise, are reduced by sharing a party wall in this disposition.

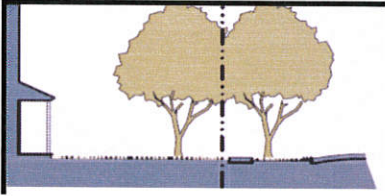
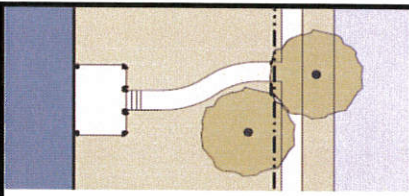
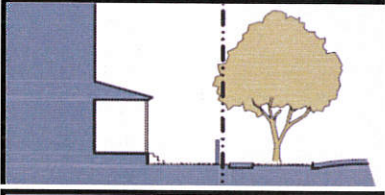
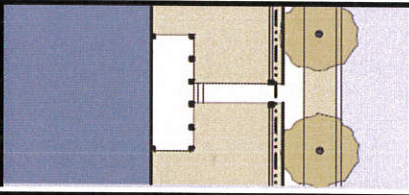
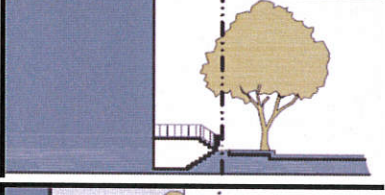
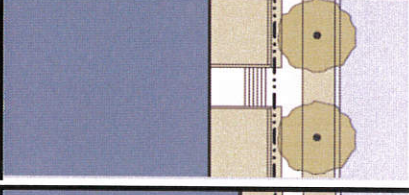
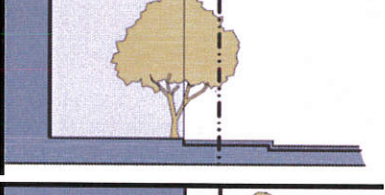
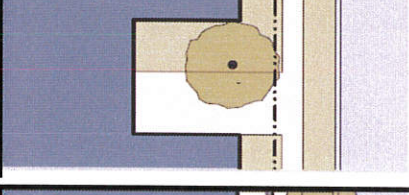
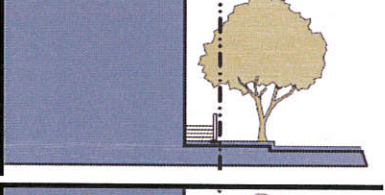
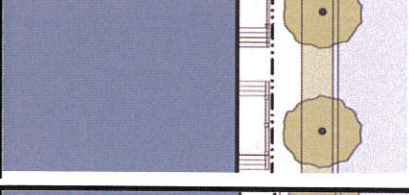
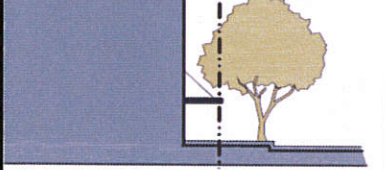



c. Rearyard. The building occupies its full frontage, leaving the rear of the lot as the sole yard. This disposition is commonly used for row/town houses, live-work units, condominiums, and commercial buildings. The continuous façade defines a public wall. The rear elevations may be articulated for functional purposes. In its commercial form, the rear yard can accommodate substantial parking.



Traditional Neighborhood Design Manual & Form-Based Code

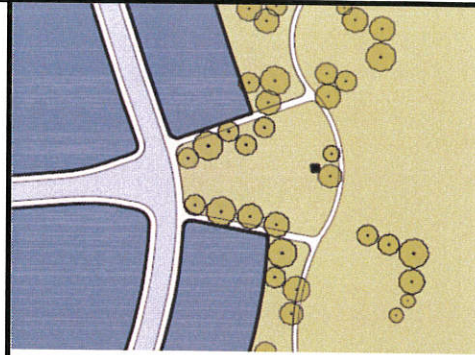
CHAPTER 3.2: Frontages (the area between the building façade and lot line)

	SECTION	PLAN	
	<div> <div>LOT</div> <div>PRIVATE FRONTAGE</div> <div>R.O.W.</div> <div>PUBLIC FRONTAGE</div> </div>	<div> <div>LOT</div> <div>PRIVATE FRONTAGE</div> <div>R.O.W.</div> <div>PUBLIC FRONTAGE</div> </div>	
<p>a. Front Yard. A planted frontage wherein the building façade is set back substantially from the lot line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape.</p>			NE
<p>b. Porchyard. A planted frontage wherein the façade has a shallow setback from the lot line. A low, decorative fence at the frontage line may be used to set a spatial boundary with the street.</p>			NE NG
<p>c. Dooryard. A frontage wherein the façade is set back from the lot line only by an elevated terrace or sunken lightwell. This buffers residential use inside the building from busier sidewalks. A deeper, wider landing is encouraged for use as a terraced patio or outdoor cafe.</p>			NG
<p>d. Forecourt. A frontage wherein a portion of the façade is close to the lot line and the central portion is set back. A variation of this type may also be used to create a bungalow court or paseo. Large trees within the forecourts may overhang the sidewalks.</p>			NG
<p>e. Stoop. A frontage wherein the façade is aligned close to the lot line with the first story elevated from the sidewalk sufficiently to ensure privacy. The entrance is usually an exterior stair and landing. This frontage type is recommended for first-floor residential use in NCs and TCs.</p>			NG
<p>f. Shopfront. A frontage wherein the façade is aligned close to the lot line with the building entrance at sidewalk grade. This type is conventional for retail use.</p>			NG

Traditional Neighborhood Design Manual & Form-Based Code

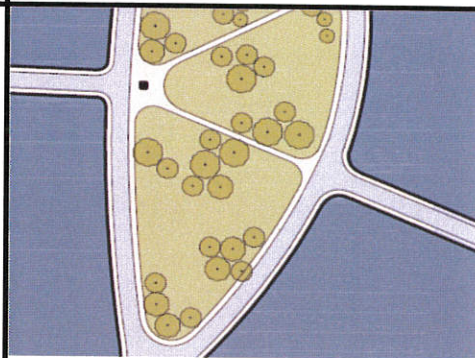
CHAPTER 4.2: Civic Spaces

a. **Park:** A natural preserve available for structured and unstructured leisure and recreation. A park may be independent of surrounding building frontages. Its landscape shall consist of paths and trails, meadows, water bodies, woodland, and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 4 acres. Larger, regional parks may be approved in all zones.



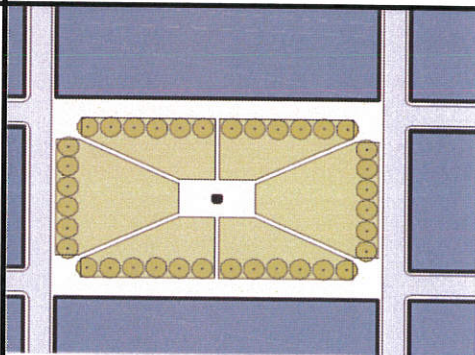
NE
NG

b. **Green:** A smaller natural preserve for unstructured leisure and recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed, and minimal park furniture. The minimum size shall be 1/2 acre and the maximum shall be 4 acres.



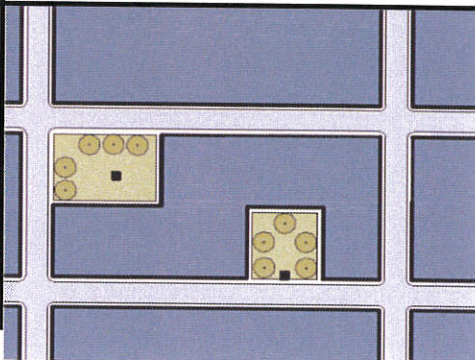
NE
NG

c. **Square:** An open space available for unstructured recreation and civic use. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares should be located at the intersection of important thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 3 acres.



NG

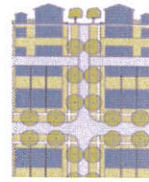
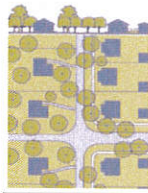
e. **Playground:** An open space designed and equipped for the recreation of children. Playgrounds shall be interspersed within residential areas and may be placed within a block or incorporated into a park or green. There shall be no minimum or maximum size.



NE
NG

Traditional Neighborhood Design Standards & Form-Based Code

CHAPTER 5: Summary Neighborhood Form Table



	NE NEIGHBORHOOD EDGE	NG NEIGHBORHOOD GENERAL
a. BLOCK SIZE		
Block Perimeter	3,000 ft. max.	2,400 ft. max.
b. YARD DISPOSITION (Chapter 3.1)		
Edgeyard	permitted	permitted
Sidyard	not permitted	permitted
Rearyard	not permitted	permitted
c. FRONTAGES (Chapter 3.2)		
Front Yard	permitted	not permitted
Porchyard	permitted	permitted
Dooryard	not permitted	permitted
Forecourt	not permitted	permitted
Stoop	not permitted	permitted
Shopfront	not permitted	permitted
Parking Lot	not permitted	not permitted
d. BUILDING FORMS (Chapter 3.3)		
Single Family Home	permitted	permitted
Duplex (Twin or Stacked)	not permitted	permitted
Row/Town House	not permitted	permitted
Bungalow Court	not permitted	permitted
Stacked Multifamily (12 DU/12,000 s.f. max.)	not permitted	permitted
Carriage House	permitted	permitted
Mixed-Use Building (8,000 s.f. max.)	not permitted	permitted
Neighborhood Commercial (10,000 s.f. max.)	not permitted	permitted
e. BUILDING HEIGHT		
Main Building	2 1/2 stories max.	3 1/2 stories max.
Outbuilding	2 stories max.	2 stories max.
f. SETBACKS, MAIN BUILDING (min./max. in feet, measured from back of walk)		
Front	15/20	5/10
Side	5/15	0/12
Rear	5' min.	5' min.
g. MINIMUM SETBACKS, OUTBUILDING		
Front	25' behind main building façade	25' behind main building façade
Side	0'	0'
Rear	0'	0'
Alley Garage	5'	5'
h. LOT OCCUPATION		
Minimum Lot Width	50'	18'
Maximum Lot Width	120'	160'
Lot Coverage	60% max.	75% max.
i. CIVIC SPACES (Chapter 4.2)		
Park	permitted	permitted
Green	permitted	permitted
Square	not permitted	permitted
Playground	permitted	permitted

PLANNED DEVELOPMENT – TRADITIONAL NEIGHBORHOOD ZONE
Design Manual & Form-Based Code

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- 2.2 Neighborhood General

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- 3.1 Yard Dispositions
- 3.2 Frontages
- 3.3 Building Forms
- 3.4 Parking

CHAPTER 4: ARCHITECTURAL GUIDELINES

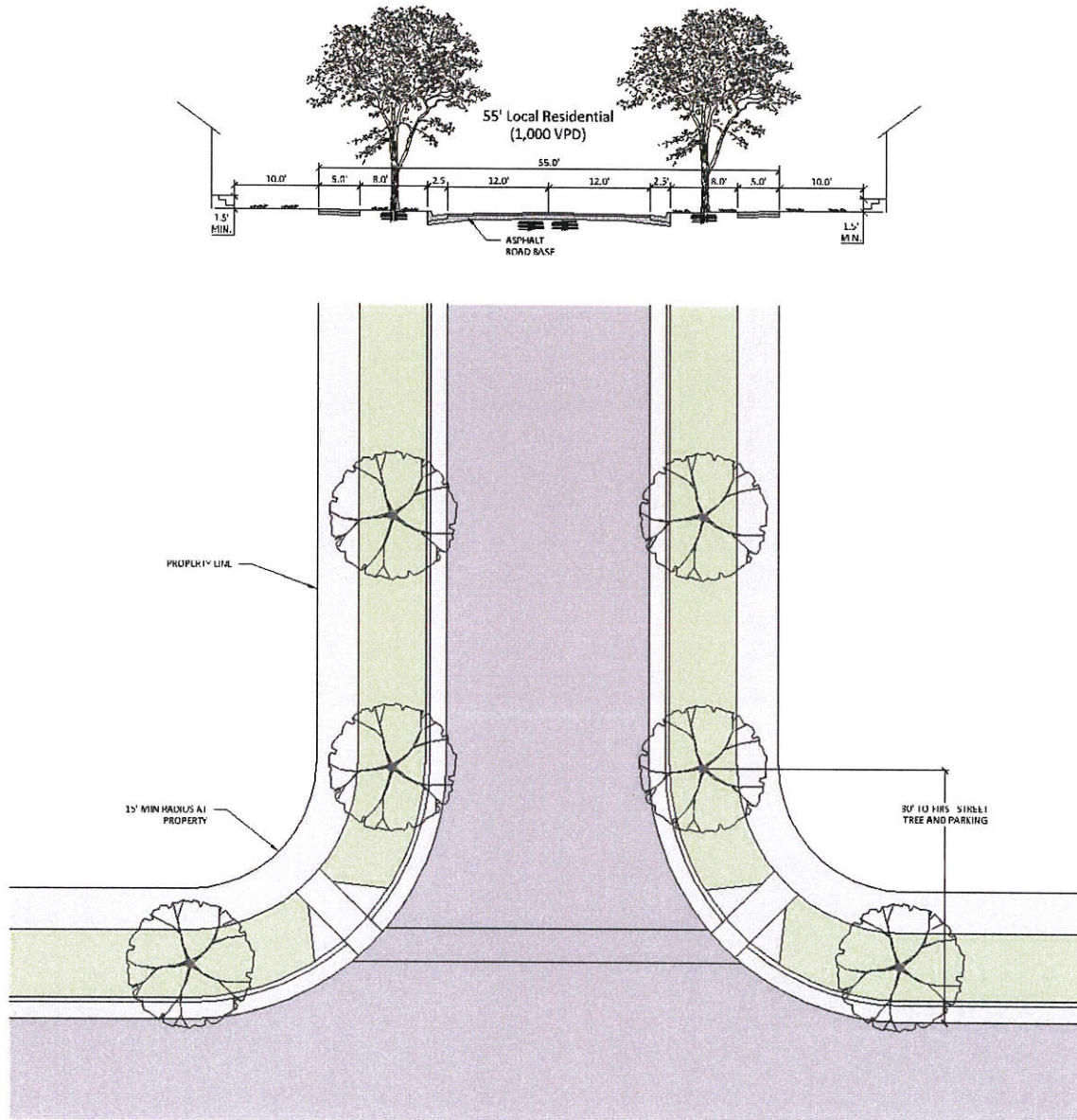
- 4.1 Building & Streetscape Elements
- 4.2 Civic Spaces

CHAPTER 5: SUMMARY NEIGHBORHOOD FORM TABLE

CHAPTER 1: OVERVIEW OF TRADITIONAL NEIGHBORHOOD FORMS (XCEL TABLE)

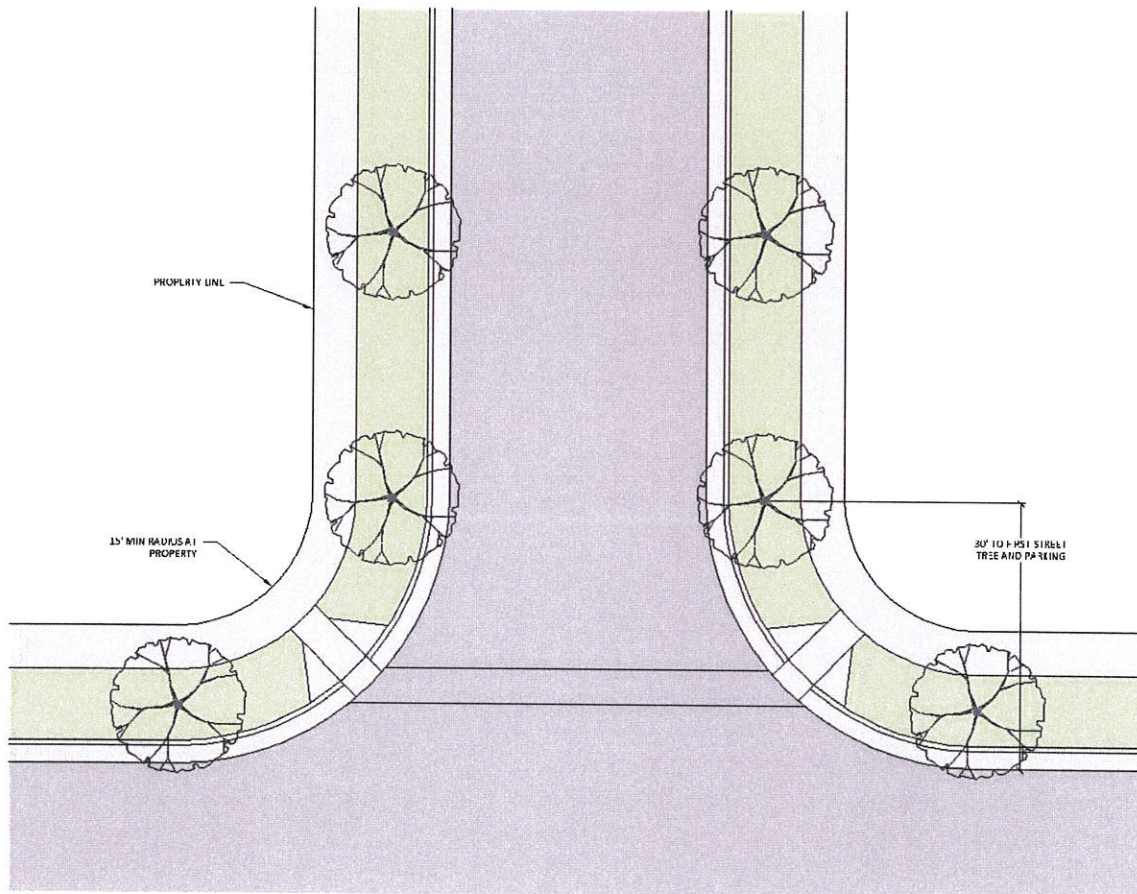
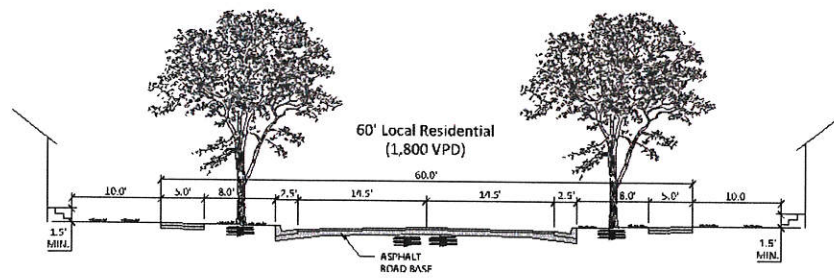
CHAPTER 2: STREET CROSS-SECTIONS

2.1 NEIGHBORHOOD EDGE



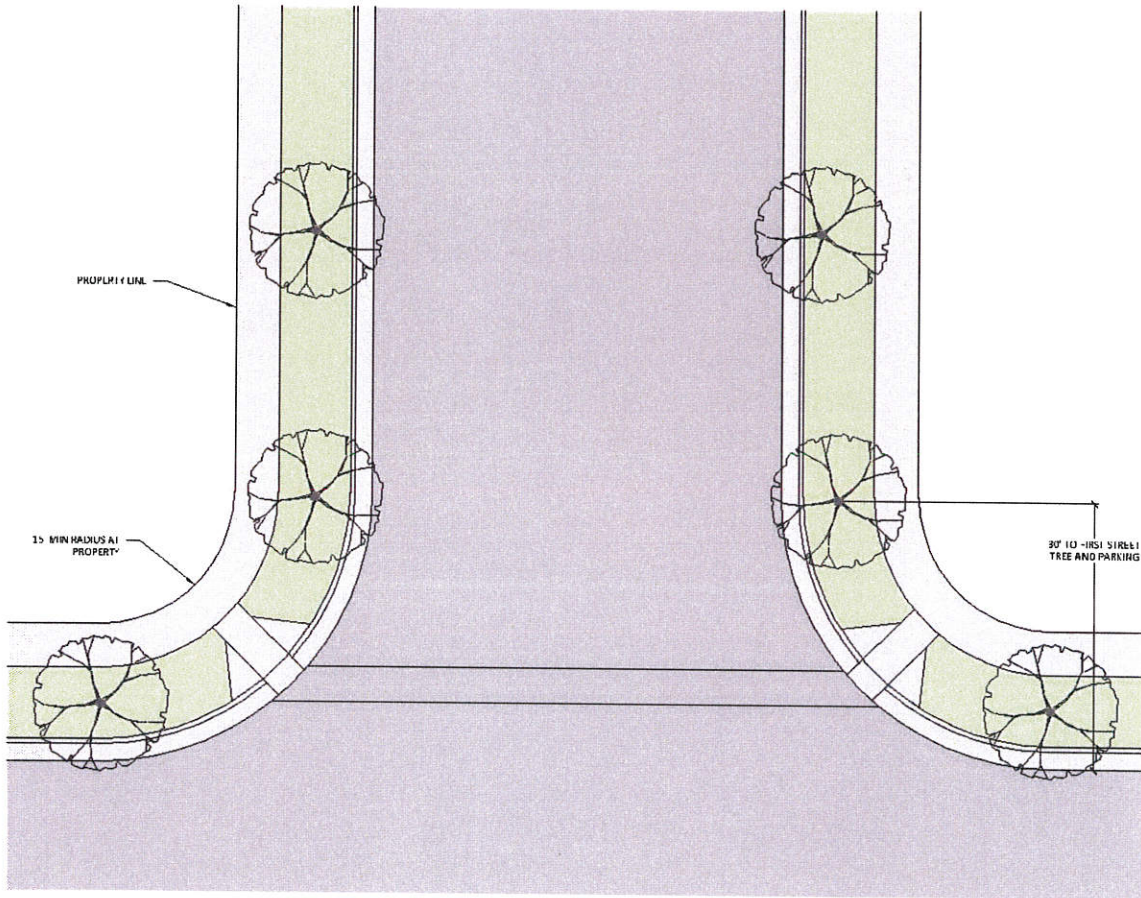
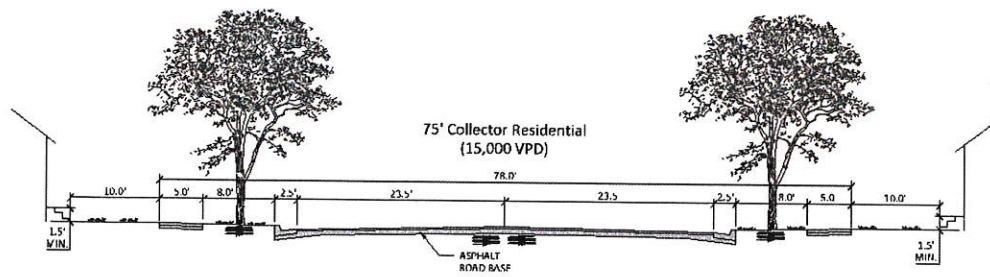
NEIGHBORHOOD EDGE

55' LOCAL RESIDENTIAL STREET



NEIGHBORHOOD EDGE

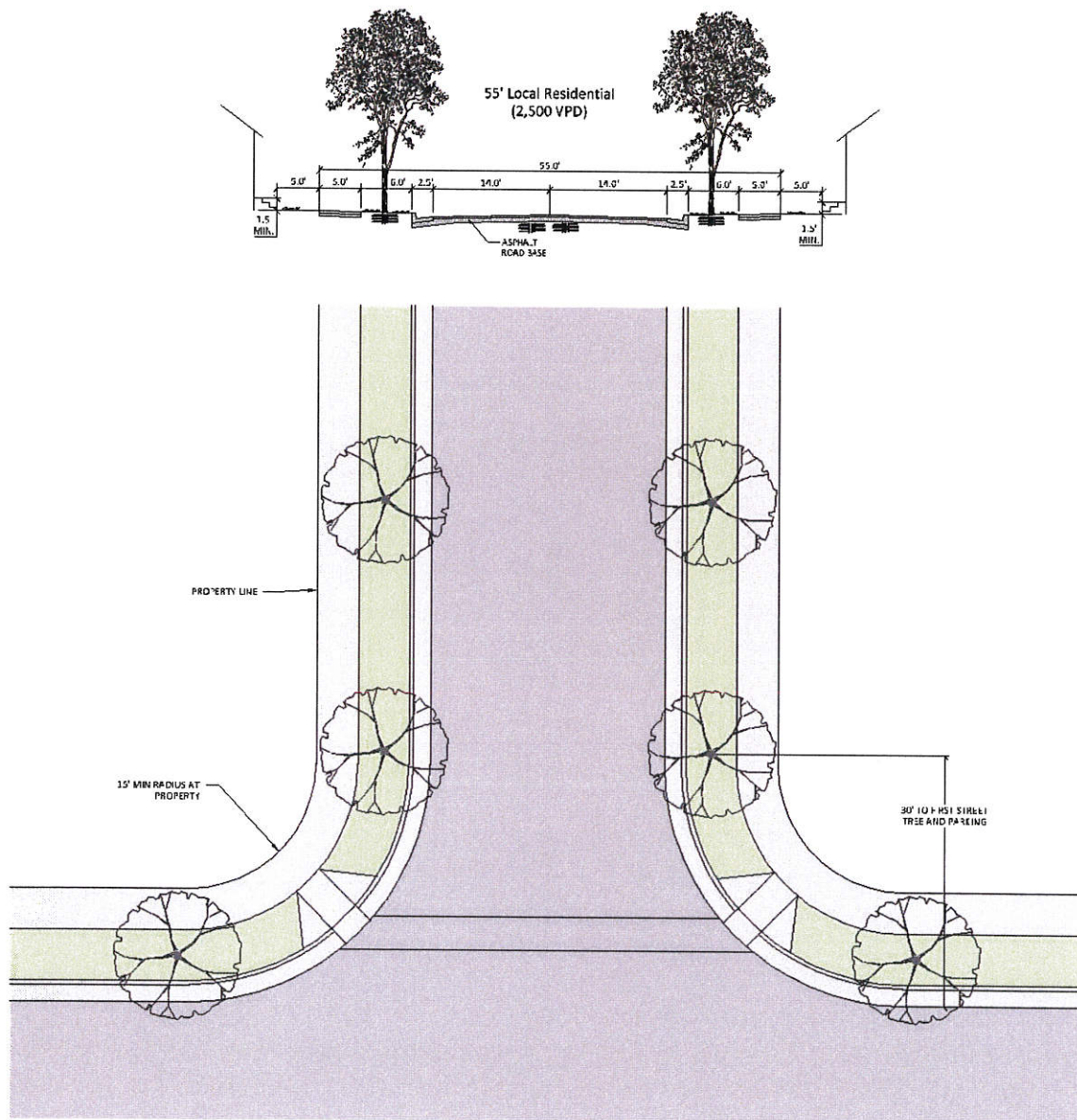
60' LOCAL RESIDENTIAL STREET



NEIGHBORHOOD EDGE

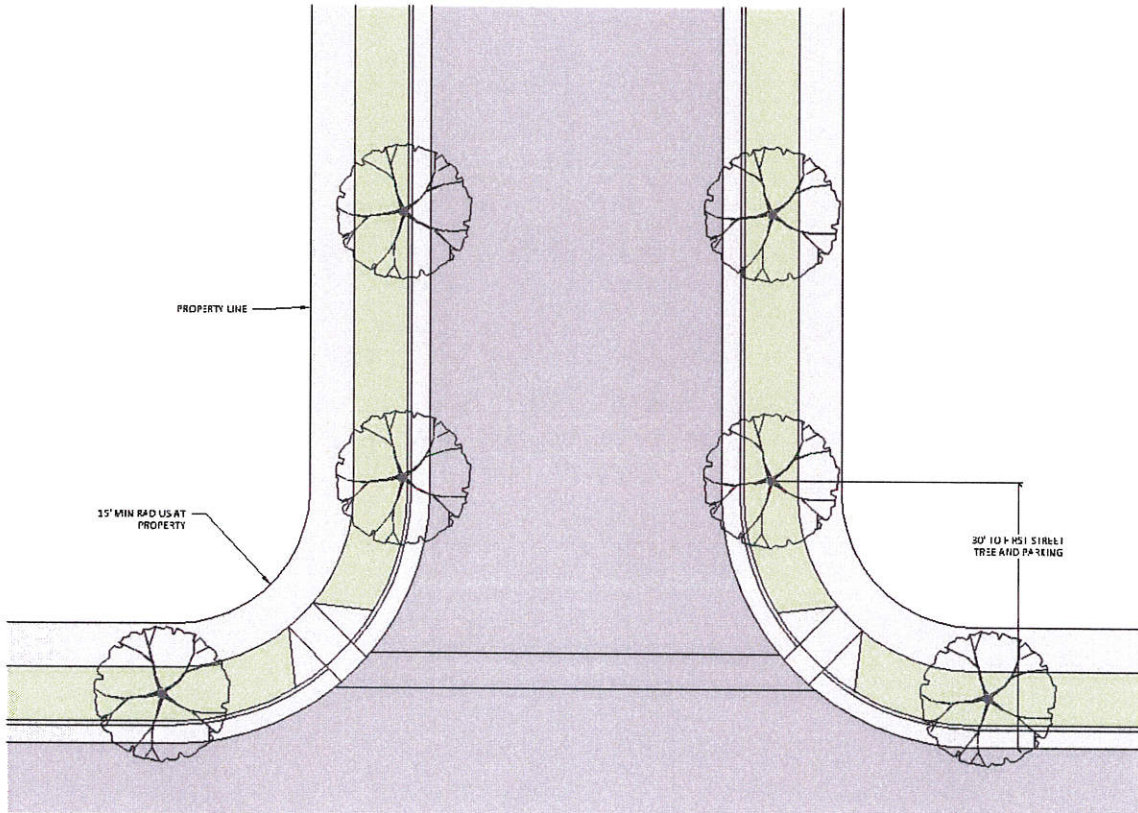
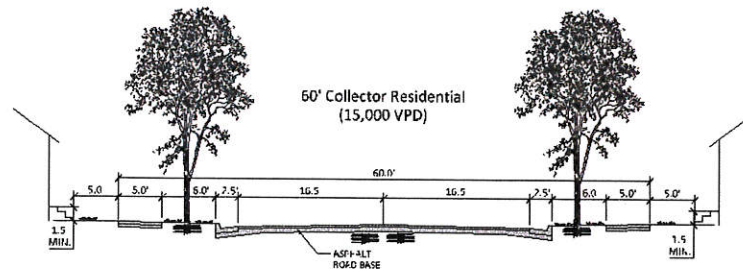
73' COLLECTOR RESIDENTIAL STREET

2.2 NEIGHBORHOOD GENERAL



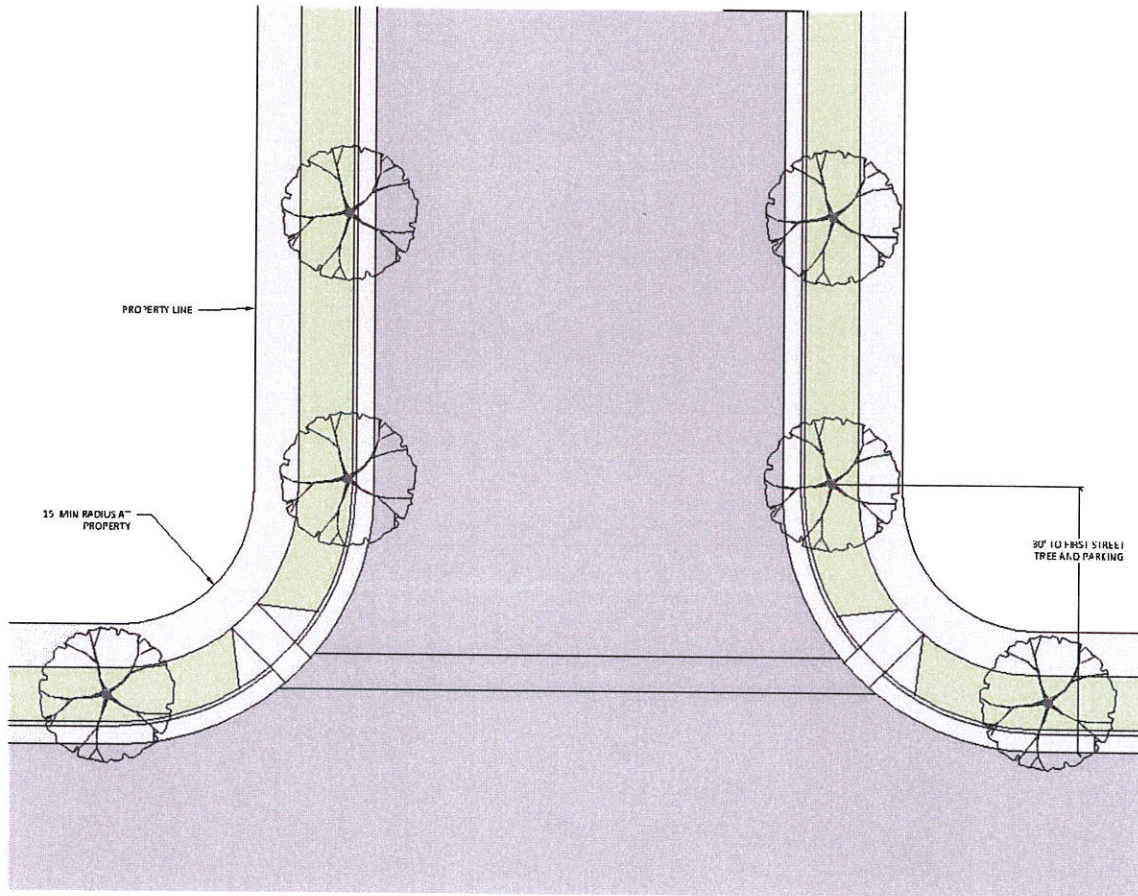
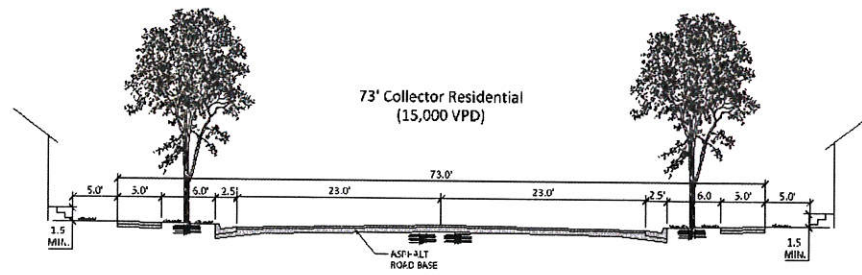
NEIGHBORHOOD GENERAL

55' LOCAL RESIDENTIAL STREET



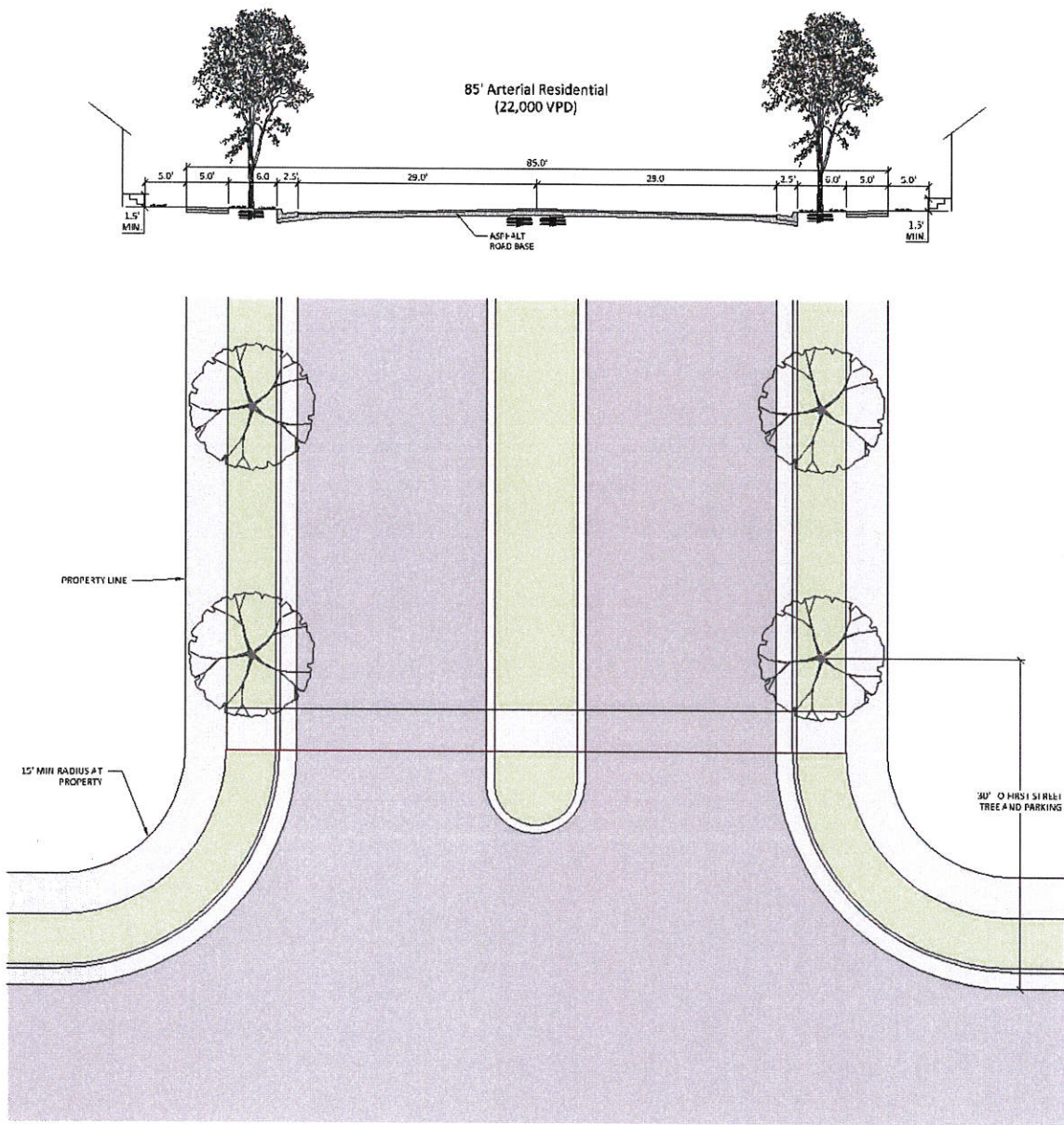
NEIGHBORHOOD GENERAL

60' COLLECTOR RESIDENTIAL STREET



NEIGHBORHOOD GENERAL

73' COLLECTOR RESIDENTIAL STREET



NEIGHBORHOOD GENERAL

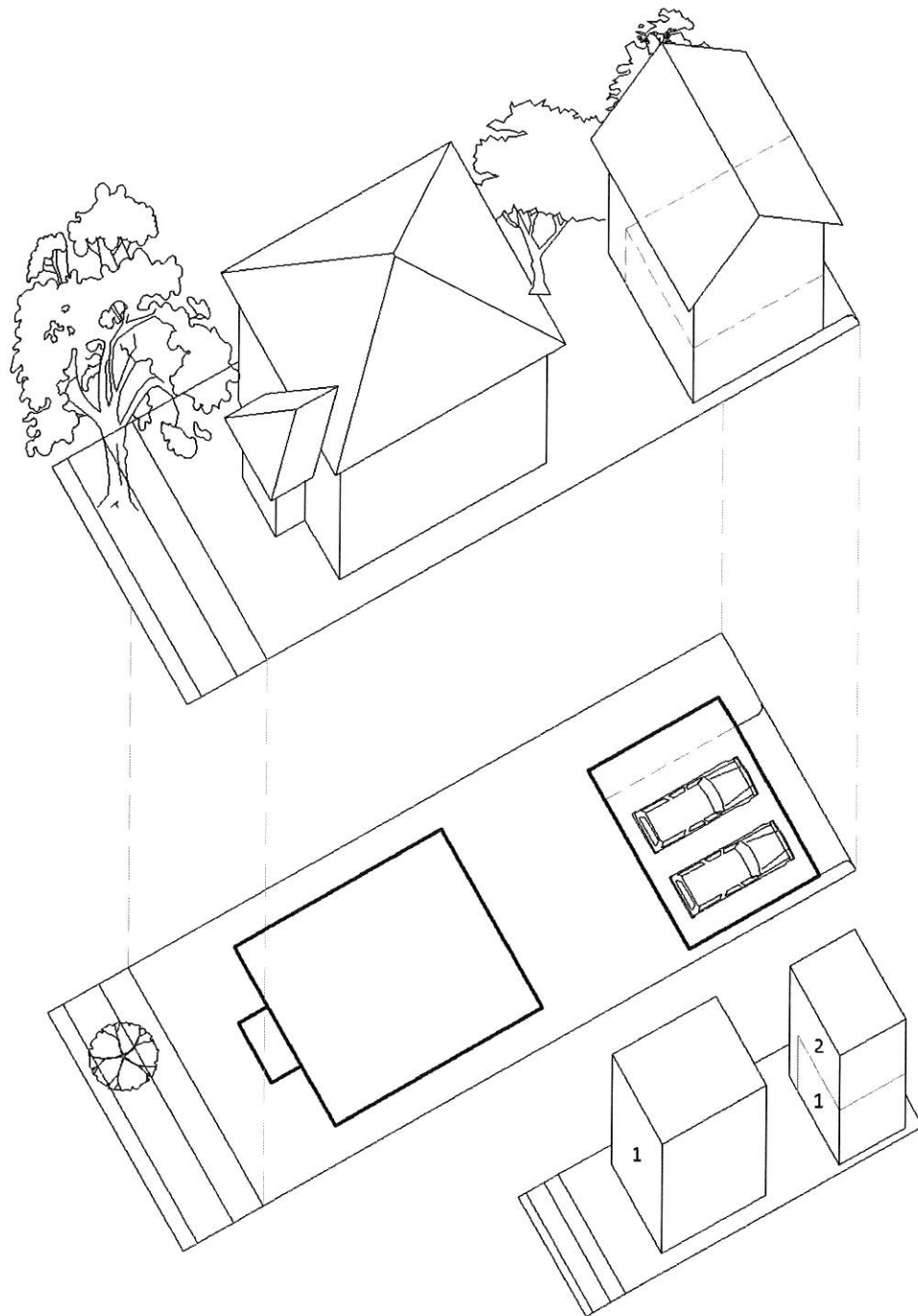
85' ARTERIAL RESIDENTIAL STREET

CHAPTER 3: BUILDING CONFIGURATIONS

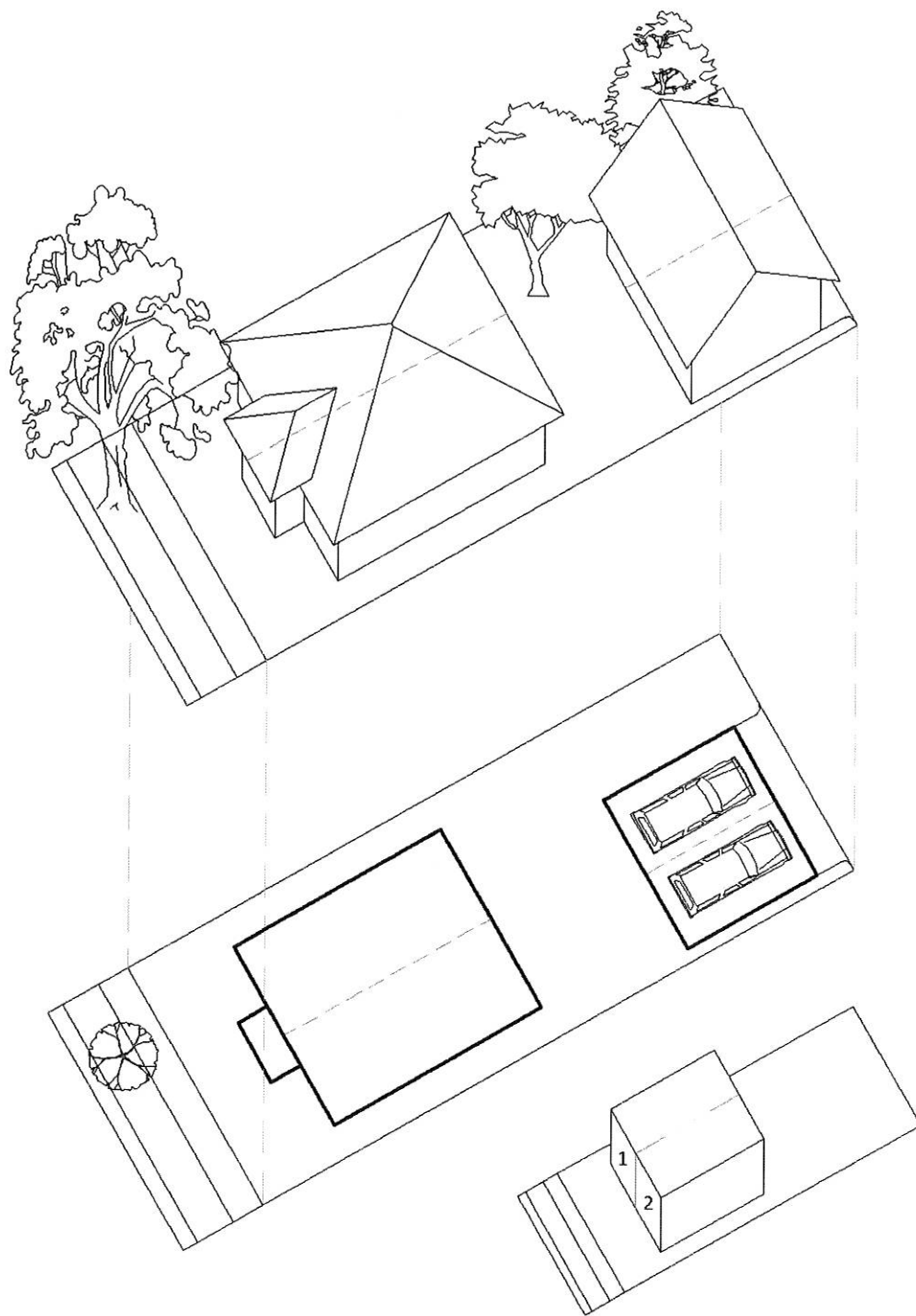
3.1 YARD DISPOSITION (XCEL TABLE)

3.2 FRONTAGES (XCEL TABLE)

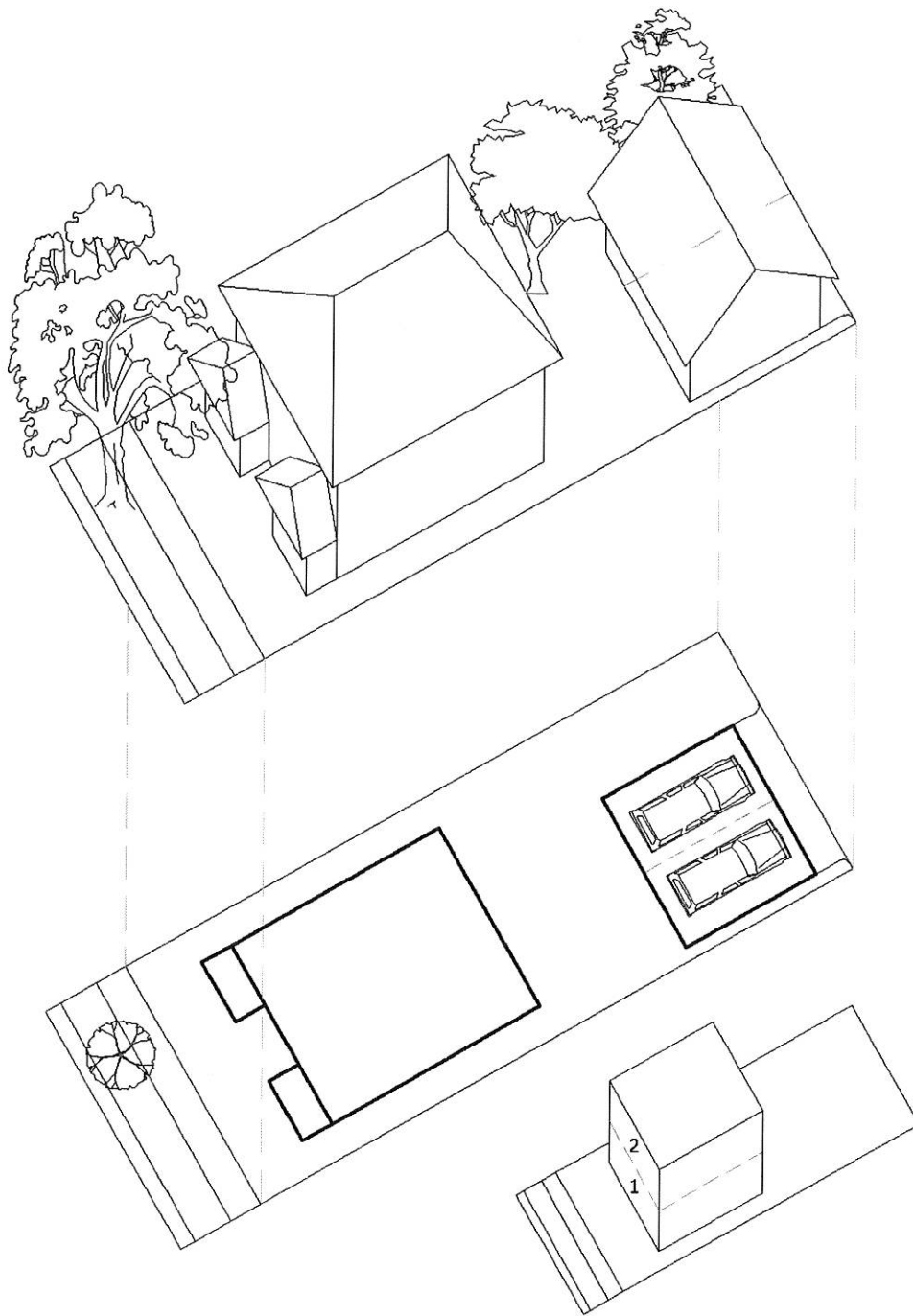
3.3 BUILDING FORMS



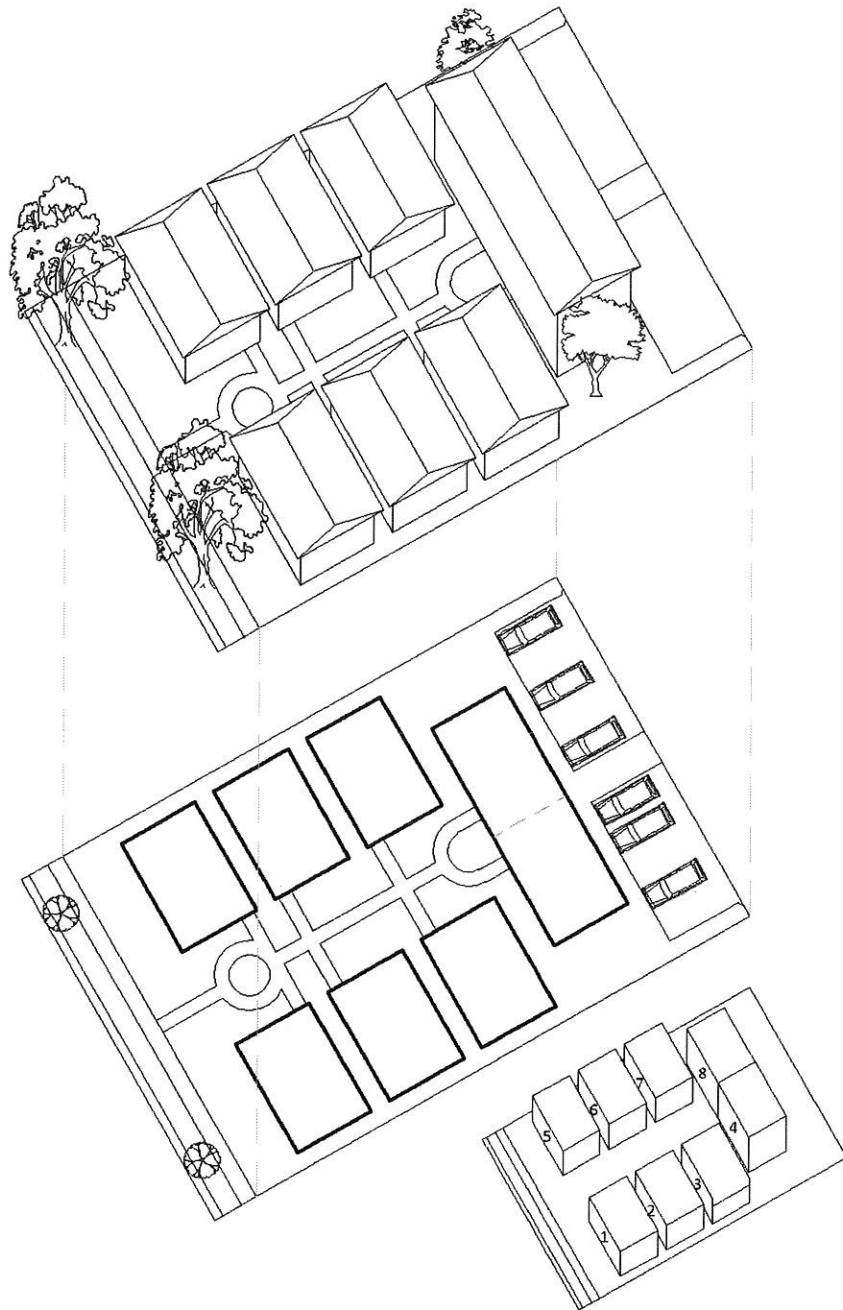
CARRIAGE HOUSE



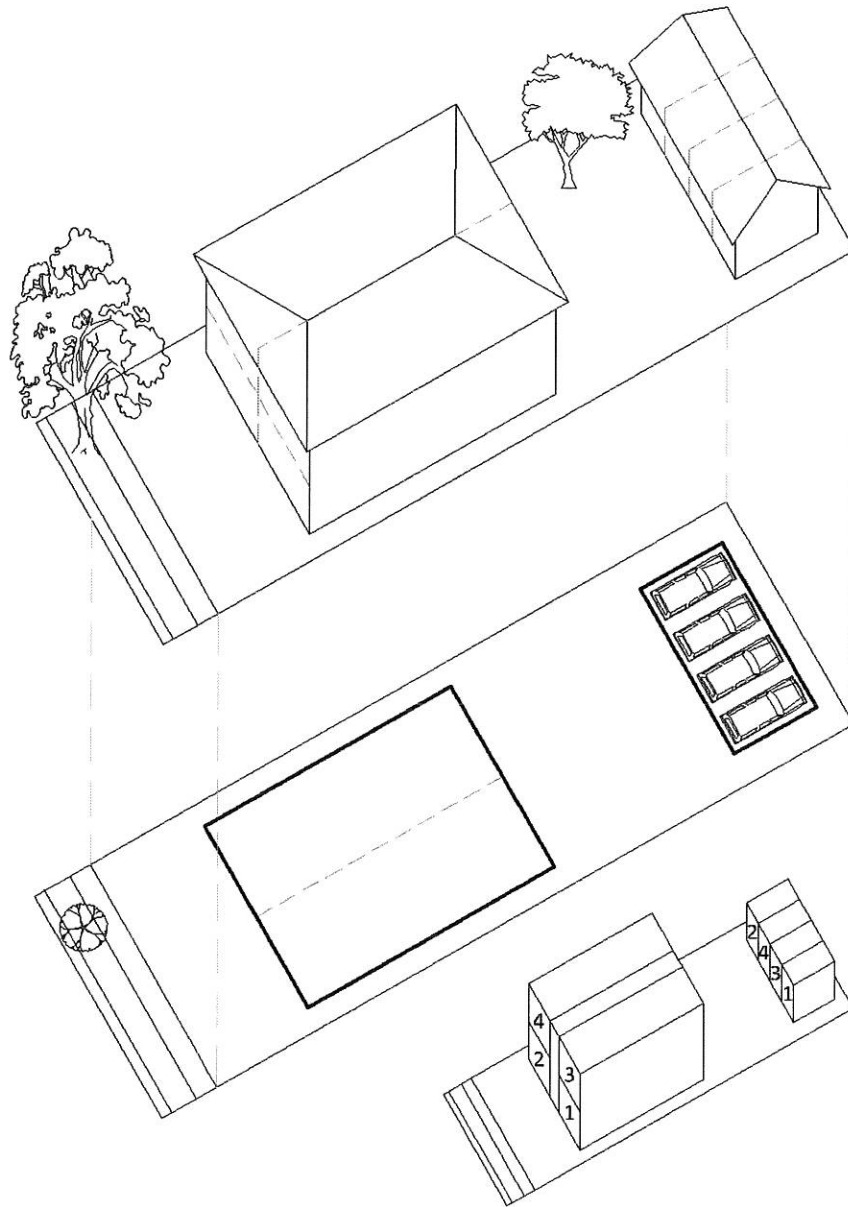
DUPLEX SIDE BY SIDE



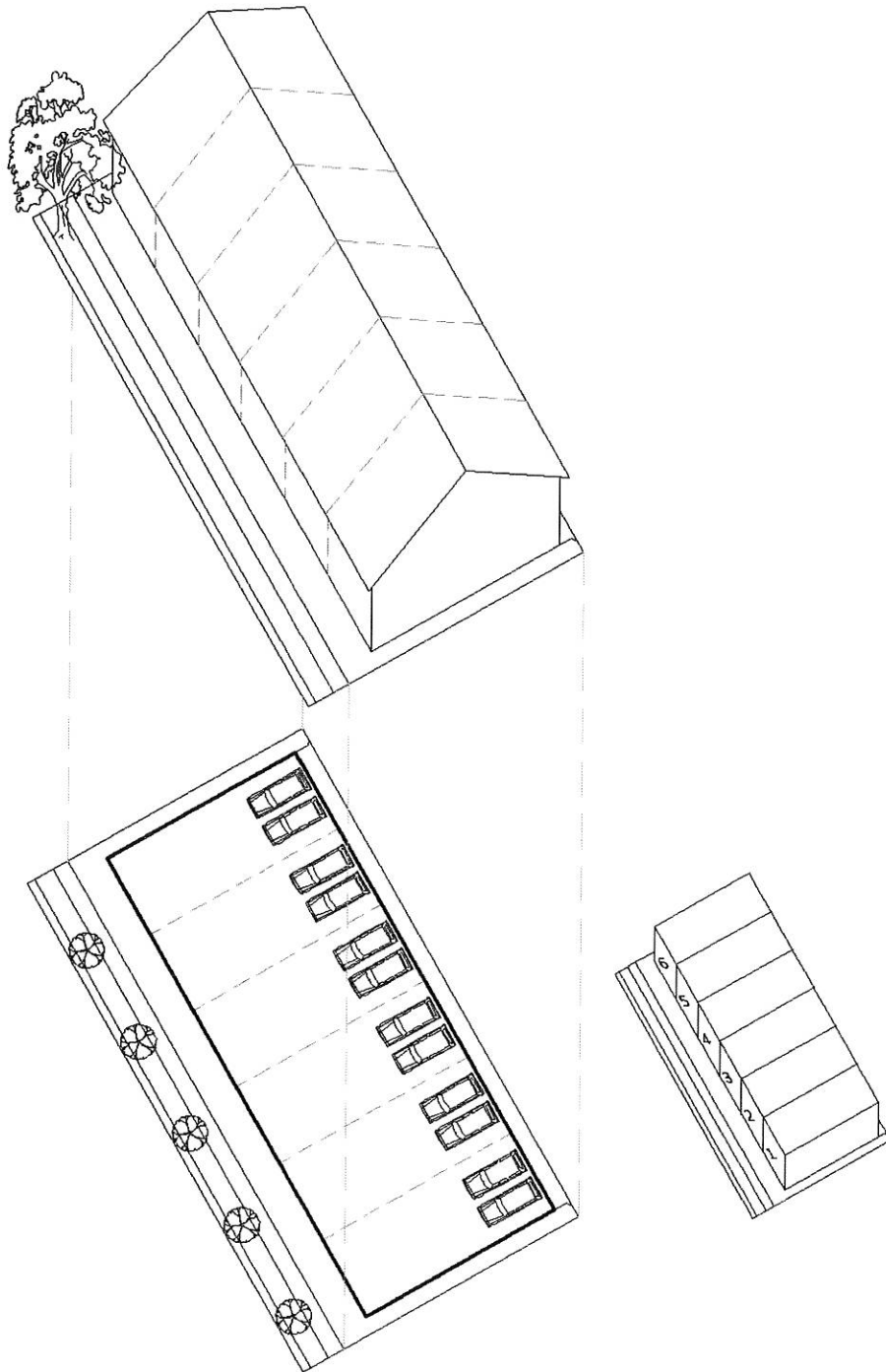
DUPLEX: STACKED



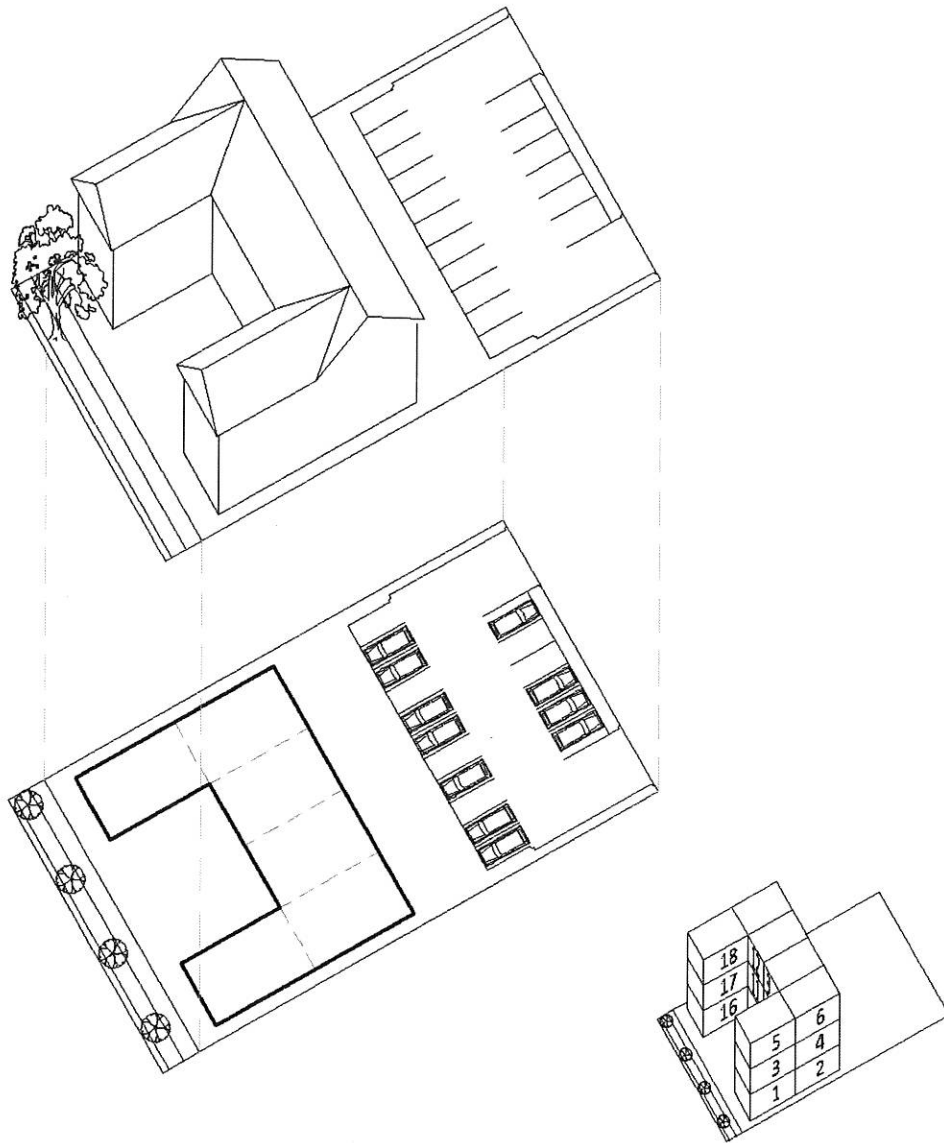
BUNGALOW COURT



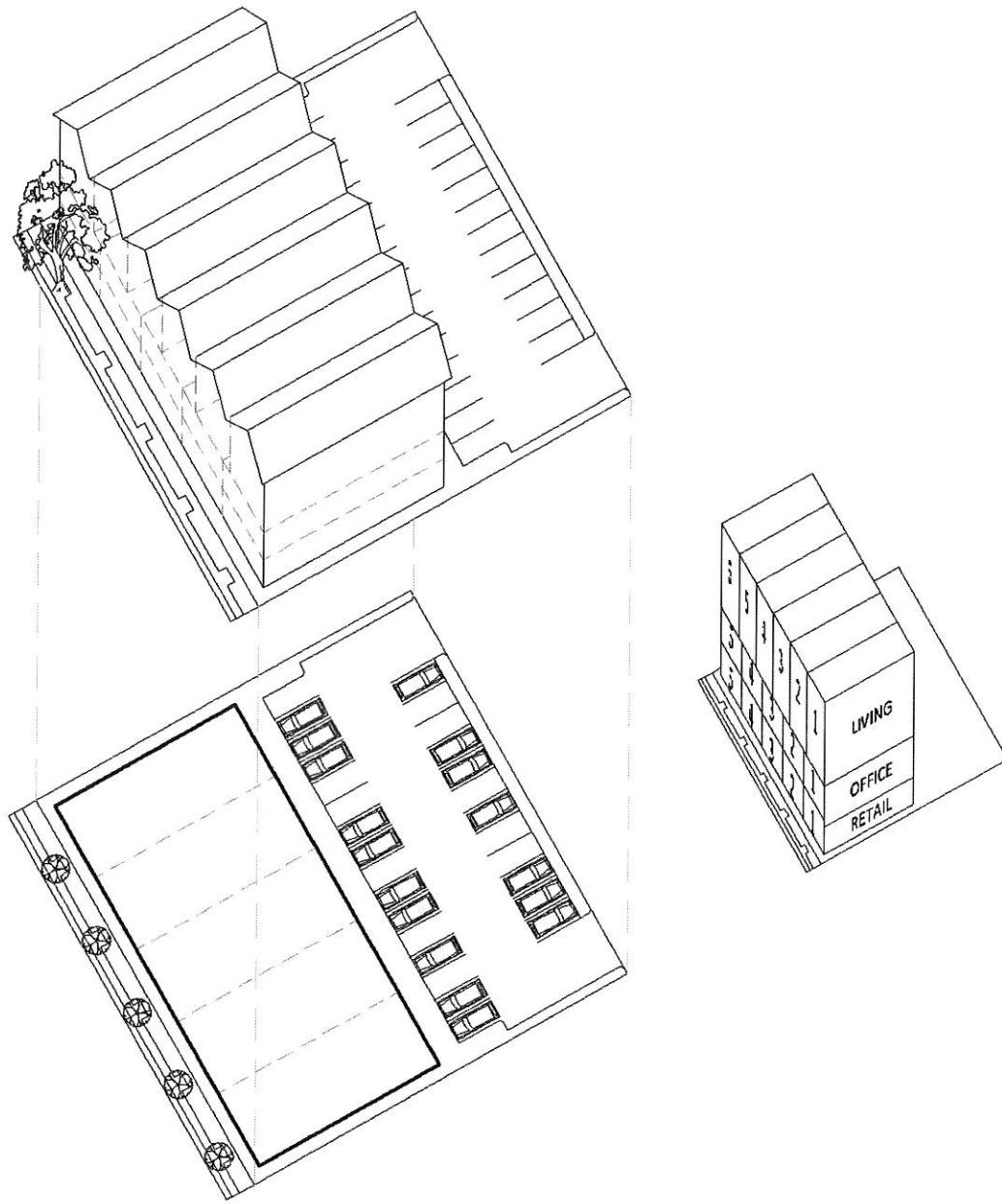
FOURPLEX



TOWNHOUSE / ROW HOUSE



COURT YARD MULTI-FAMILY



MIXED USE

3.4 PARKING (RESERVED)

- No parking lot frontages permitted
- All parking placed behind buildings and accessed by lane, alley or driveway
- Alley/lane parking access strongly preferred
- Front-loading garages with driveway access highly regulated: lots must be sufficiently wide; garage must be set at rear of house (minimum 25' behind house façade); allowed where adjacency to arterial road makes alley impossible
- Generally same number of parking as typically required but with some reduction for smaller units and neighborhood commercial/mixed-use buildings

CHAPTER 4: ARCHITECTURAL GUIDELINES

4.1 BUILDING & STREETScape ELEMENTS

Guideline A: Architectural Consistency. A building greater than one story should clearly delineate the boundary between each floor of the structure through belt courses, cornice lines, or similar architectural detailing. Attached buildings within the same block must maintain consistent cornice lines in buildings of the same height within multi-family, townhome, non-residential, or mixed use structures.

Guideline B: Compatibility of Building Forms. A building shall not be more than twice the height of structures which are adjacent or across the street. A commercial or mixed-use building in Neighborhood General must be integrated into its mainly residential setting through scale and appearance. Generally, similar building forms should face across streets and dissimilar building forms should abut at rear lot lines or across alleys.

Guideline C: Human-Oriented Scale & Design. A building's main entrance shall face the street and be clearly articulated through the use of architectural detailing. Windows and doors on the front façade of a building should create lines of sight between the building and the street. Doorways, windows, and other openings in the façade should be proportioned to reflect pedestrian scale and movement, and to encourage interest at the street level. Single-family homes must incorporate a front porch with a minimum height of 18" above the back of sidewalk and a minimum width of 8'. Long, monotonous, uninterrupted walls or roof planes are prohibited.

Guideline D: Streetscape Elements. Street lighting and permanent signage shall comply with St. George City Code and Standards. Wall, awning and hanging signs are encouraged for non-residential applications. Street trees are required in all neighborhood forms. Street trees shall generally be placed in planter strips at intervals of no more than 30' unless utility placement or other conditions dictate alternative spacing. Street trees in commercial frontages may be clustered to maximize the visibility of the business establishment(s).

4.2 CIVIC SPACES (XCEL TABLE)

CHAPTER 5: SUMMARY NEIGHBORHOOD FORM TABLE (XCEL TABLE)